



BRITISH
PROPERTY
AWARDS

2018
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Dunlin Road, Essendine

Stamford, PE9 4UU

£255,000

SUMMARY

- Three Bedroom Semi Detached Family Home
- Living Room & Conservatory
- Open Plan Kitchen Dining Room
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking





Nest Estates are pleased to offer for sale this three bedroom semi detached family home in the village of Essendine.

The property comprises; Entrance, living room, kitchen dining room, conservatory, three well proportioned bedrooms, family bathroom, off road parking and enclosed rear garden space.



Tenure: **Freehold**

EPC Rating: **TBC**

Council Tax Band: **TBC**

Local Authority: **Rutland County Council**

Services: **Electric Heating**

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

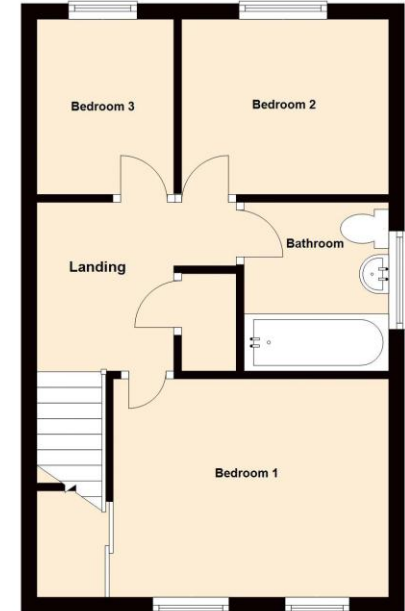
Ground Floor

Approx. 46.6 sq. metres (502.0 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



Total area: approx. 80.4 sq. metres (865.7 sq. feet)

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